

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

December 9, 2004

On December 9, 2004, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 6:52 p.m. for two presentations.

The first presentation was given by Mary Lou Thompson, Accountant III, HCD Financial Management Division. Ms. Thompson reported on the Fiscal Year 2006 operating and capital budget requests, submitted to the County and provided an update on the Housing Choice Voucher FY 2005 program funding. In her presentation, Ms. Thompson indicated that while the cost of operating the Section 8 program has increased, the subsidy from the Department of Housing and Urban Development has decreased by 2.9 percent.

Commissioner Egan requested that the final figures from HUD be e-mailed to the Commissioners. Commissioners Christian requested that information on the funding situation be made available to the public.

County Executive Anthony Griffin, the second presenter, provided an update on the current revenue picture in the County and on the economy, going into FY 2006. After the presentation, Mr. Griffin responded to questions from the Commissioners. Chairman Egan thanked Mr. Griffin for his presentation and requested that he return to the FCRHA when the more detailed budget is ready.

Chairman Egan recognized Mr. Judy Farabaugh, Chair of Consolidated Community Funding Advisory Committee (CCFAC) and mentioned that the FCRHA will be working with CCFAC to come up with a complete set of recommendations for the FY 2006 budget.

The presentations closed at 7:49 p.m.

The following Commissioners were present for a portion or all of the presentations: Conrad Egan, Ronald Christian, Martin Dunn, Willard Jasper, H. Charlen Kyle, John Litzenberger, Jr., Albert McAloon, and Lee A. Rau.

CALL TO ORDER

FCRHA Chair Conrad Egan called the regular meeting of the FCRHA to order at 7:50 p.m.
FCRHA Commissioners present or absent:

PRESENT

Conrad Egan
Ronald Christian
Martin Dunn
Willard Jasper
H. Charlen Kyle
John Litzenberger, Jr.
Albert McAloon
Lee A. Rau

ABSENT

John Kershenstein
Elisabeth Lardner
Joan Sellers

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Anthony H. Griffin, County Executive and Executive Director of the FCRHA; Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Harry Swanson, Deputy Director, Revitalization and Real Estate; Stacy Patterson, Public Information Officer, HCD Office of Public Affairs; Michael Finkle, Director of Housing Management, (HMD); Curtis Hall, Director, Information Services and Systems; Anne Morrison, Asset Manager; John Payne, Director, Design, Development and Construction (DD&C); Gordon Goodlett, Development Officer, DD&C; Steve Solomon, Director, Financial Management Division (FMD); Joe Maranto, Fiscal Administrator, Financial Management Division (FMD); Penny Xu, Fiscal Administrator, FMD; Mary Lou Thompson, Accountant III, FMD; Aseem Nigam, Director, Real Estate Finance and Grants Management Division (REFGM); Audrey Spencer Horsley, Associate Director, REFGM; Michael Pearman, Management Analyst, REFGM; Barbara Silberzahn, Chief, Homeownership and Relocation Services (H&RS); James Speight, Director, Property Improvement and Maintenance Division, (PIMD); Russel Boothby, Capital Grant Program Manager, PIMD; and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance: Alan Weiss, Assistant County Attorney, FCRHA Counsel.

APPROVAL OF MINUTES:

A motion was made by Commissioner Jasper, seconded by Commissioner Rau, to approve the minutes of the October 28, 2004 FCRHA meeting as written. A vote was taken; the motion carried unanimously.

CITIZEN TIME:

The Chair opened Citizen Time at 7:55 p.m. With no speaker signed up and no one in the audience wishing to speak, the Chair closed citizen time at 7:57 p.m.

Chairman Egan explained that Action Item Number 1, Resolution Number 86-04 was deleted

from the agenda and therefore not being considered at the meeting, in order to allow enough time for some research to be done to bring the item into conformity with the established criteria.

ADMINISTRATIVE ITEM:

1. RESOLUTION NUMBER 87-04

APPROVAL TO RELEASE FOR PUBLIC COMMENT THE DRAFT FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY FIVE YEAR PLAN FOR FY 2006-2010 AND ANNUAL PLAN FOR FISCAL YEAR FY 2006, PREPARED UNDER THE FEDERAL QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998, AND AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON THE DRAFT PLAN

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA):

- 1) approves, for the purpose of seeking public comment, the draft Five Year Plan for FY 2006-2010 and the Annual Plan Update for Fiscal Year 2006 contained in the item on the December 9, 2004, FCRHA agenda; and
- 2) authorizes the Department of Housing and Community Development to advertise a public hearing on the draft plan to be held at the FCRHA's January 27, 2005 meeting.

A motion was made by Commissioner Jasper, seconded by Commissioner Dunn, to adopt Resolution Number 87-04. A presentation was given by Michael Finkle, Director of Housing Management, HCD. After the presentation, Mr. Finkle responded to questions from the Commissioners.

Referring to Commissioner Jasper's question regarding the meaning of obsolete housing, as used in the annual plan, Commissioner Egan requested that the phrase "without reducing public housing units" be used instead of "obsolete housing." Commissioner Egan requested that language be added to say "without reducing the total number of public housing units." Commissioner McAloon requested that since the document, is a public document it should be made available at all of the public libraries.

A vote was taken after discussion, and the motion carried unanimously.

CLOSED SESSION:

A motion was made by Commissioner Dunn, seconded by Commissioner Rau, that the Fairfax

County Redevelopment and Housing Authority (FCRHA) go into Closed Session for discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose located in Fairfax County at 6258 William Edgar Drive, Alexandria, VA 22310 (Lee District) where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA.

A vote was taken; the motion carried unanimously, and the FCRHA went into Closed Session at 8:08 p.m.

OPEN MEETING RESUMED:

A motion was made by Commissioner Dunn, seconded by Commissioner McAloon, that that members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken by roll call as follows:

AYE

Conrad Egan
Ronald Christian
John Litzenberger
Martin Dunn
Charlen Kyle
Albert McAloon
Lee Rau
Willard Jasper

NAY

ABSTAIN

The motion carried unanimously, and the FCRHA resumed Open Meeting at 8:22 p.m.

ACTION ITEM:

1. RESOLUTION NUMBER 88-04

RESOLUTION TO NOT CURE THE DEFAULT; AND

AUTHORIZATION TO BID/PURCHASE AT THE FORECLOSURE SALE OF 6258
WILLIAM EDGAR DRIVE, ALEXANDRIA, VA 22310, (THE PROPERTY), AN
AFFORDABLE DWELLING UNIT (ADU) IN THE LEE DISTRICT

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and
Housing Authority (FCRHA)

1. (a) Shall not take any action to cure the loan default on the Property; and
(b) Authorizes bidding at the foreclosure sale for the purchase of the
Property not to exceed the amount presented by staff in Closed
Session; and
2. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary, to
negotiate and to execute any and all documents necessary to purchase the
Property and resell the Property in accordance with the item presented by
staff in Closed Session; and
3. Authorizes drawing upon the line of credit at the SunTrust Bank, Fund 948,
Private Financing, in the amount not to exceed an amount presented by staff
in Closed Session to cover acquisition and carrying costs to be repaid from
the sale of the unit as an ADU to a program qualified First-Time Homebuyer.

After open meeting resumed, discussions were held regarding Resolution Number 88-04. A
motion was made by Commissioner McAloon, seconded by Commissioner Jasper, to amend
the resolution to read as follows:

RESOLUTION NUMBER 88-04 (as amended)

THE FCRHA AUTHORIZES STAFF TO SEEK TO CURE THE LOAN DEFAULT UNDER
THE TERMS DESCRIBED IN CLOSED SESSION ON THE PROPERTY AT 6258
WILLIAM EDGAR DRIVE, ALEXANDRIA, VA 22310, AND FAILING THAT, THE STAFF IS
AUTHORIZED TO BID AT FORECLOSURE SALE TO PURCHASE THE PROPERTY,
NOT TO EXCEED THE AMOUNT PRESENTED BY STAFF IN CLOSED SESSION.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, to adopt
Resolution Number 88-04, as amended. A vote was taken after discussion, and the motion
carried unanimously.

INFORMATION ITEMS:

FCRHA Regular Meeting Minutes

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1. Fairfax County Redevelopment and Housing Authority Meeting Summary
October 28, 2004
2. Minutes of the Housing Ownership, Management, and Security Committee Meeting –
November 30, 2004
3. Minutes of Revitalization and Redevelopment Committee Meeting – November 30, 2004
4. Summary of the Joint Meeting of Fairfax County Economic Development Authority and
Fairfax County Redevelopment and Housing Authority – November 16, 2004 – *brief
discussion.*
5. Affordable Dwelling Unit (ADU) Tracking Report – *brief presentation and discussion*
6. Notification of an Adjustment to the Home Improvement Loan Program (HILP) Loan
Ceiling Amount
7. Fairfax County Redevelopment and Housing Authority Calendars of Meetings for
November and December, 2004

ADJOURNMENT

A motion was made by Commissioner McAloon,, seconded by Commissioner Jasper,
carried unanimously.

BOARD MATTERS – See Attachment #1

(Seal)

Conrad Egan, Chair

Paula C. Sampson, Assistant Secretary